



MINUTES OF
CITY OF CREEDMOOR
PLANNING BOARD MEETING
FEBRUARY 13, 2020
7 P.M.

Present

In attendance were Chair David Forsythe, Vice-Chair Mildred Goss, Mike Allen, Steve Faucette, Ed Gleason, Robert Gorham, and Dennis Lester. Also present were Community Development Director Michael S. Frangos, Planning Technician Michael Malecek, City Attorney Kevin Hornik, and City Clerk Terry Hobgood.

Absent

None

Call to Order

David Forsythe called the meeting to order at 7:00 p.m.

Approval of Agenda

Mildred Goss moved to approve the agenda as presented; seconded by Ed Gleason. Motion approved 7-0.

Approval of Minutes

Robert Gorham moved to approve the January 9, 2020 Meeting Minutes; seconded by Mike Allen. Motion approved 7-0.

Comments from the Public

With no one coming forward to speak, David Forsythe closed the Public Comment period.

ZMA-2020-01 // 1684 NC Highway 56

Planning Technician Michael Malecek presented the proposed Zoning Map Amendment (ZMA-2020-01) for 1684 NC Highway 56/West Lake Road. Thomas Faison has petitioned for the Zoning Map Amendment to place a plumbing business at this location. Currently the lot is zoned Agricultural (AG), and Faison is requesting this be changed to NC-56 Commercial (C-56). The property abuts another commercial enterprise, B&G Pipeline Company. A mobile home park, a single-family home, and other undeveloped land are on the other side of the highway. Malecek reported that Creedmoor's Future Land Use Map puts 1684 NC Highway 56 in a commercial node, as well as all other surrounding area. Staff is recommending approval of this Zoning Map Amendment due to it being consistent with the Future Land Use Map, and that it will coexist with other neighboring commercial properties.

Ed Gleason moved to adopt the statement of consistency for ZMA-2020-01, as proposed by staff; seconded by Robert Gorham. Motion approved 7-0.

Mildred Goss moved to recommend adoption of ZMA-2020-01, amending the Official Zoning Map, to the Board of Commissioners; seconded by Mike Allen. Motion approved 7-0.

Reconsideration of Brames Crossing Preliminary Plat

Community Development Director Michael Frangos presented the preliminary plat for Brames Crossing to be reconsidered by the Planning Board. LGI Homes is the current owner and developer of the property. The original plat design was approved by the Planning Board on May 11, 2017. LGI has made significant changes to what was originally approved, which has necessitated the preliminary plat coming back to the Planning Board. The primary changes are replacing the originally planned in-ground pool and clubhouse with a covered pavilion, play area / tot

lot (swing set and play structure), open recreation field, paved greenway trail extension, and fenced dog park. The total lots slated for development remains at 185.

Drew Kirchner of LGI Homes and Tom Spaulding of the Spaulding Group spoke about their reconsideration request. They highlighted the proposed dog park and new greenway trail extension around the recreation that will act like a running track. They stated the trail will be paved around the recreation area, but will be made with compacted earth / mulch in other HOA open space areas. They also spoke about the proposed mail kiosks, which are required by the US Postal Service. Kirchner and Spaulding also discussed the cost of the utility allocation from SGWASA, that they will be building four to five different home types, and how they will decide housing sale prices based on market research.

The board discussed various aspects of the project with Kirchner and Spaulding. Kirchner stated they are planning to build the project in two phases. All roads in the development will be completed in Phase two, which will allow another point for emergency access at the connection with Paddington. Kirchner explained that the Westbourne Drive tie-in to the Paddington subdivision would occur at the end of construction, but the road connection would be built earlier with barricades in place to prevent construction traffic from using the Paddington section. Kirchner also spoke about the secondary emergency entrance planned for Moss Hayes Road. This entrance would be built with a permeable, plastic ground cover that allows grass to grow through it while still leaving the opening passable for emergency vehicles. Kirchner and Spaulding also confirmed that the drawing presented to the Planning Board did not include a full cul-de-sac turnaround to accommodate emergency vehicles at a roadway stub at the northwestern point of Flat Shoal Lane where the project borders the Rhonda Stanfield property. A DOT approved cul-de-sac design will be included in a revised drawing, and will definitely be a part of the project's construction. A board member asked if the Rhonda Stanfield property would ever be considered to become a new phase of the Brames Crossing development. Kirchner said he will look at the acquisition history for the existing property and will research the Rhonda Stanfield property to see if a future purchase is possible, or if the existing SGWASA allocation would limit future expansions.

Ed Gleason moved recommend approval of the revised preliminary plat for Brames Crossing Subdivision; seconded by Steve Faucette. Motion approved 7-0.

Amberleaf Phase II Final Plat

Community Development Director Michael Frangos presented the Amberleaf Phase II final plat. Phase II is designed to add 51 residential lots and an entrance on Hayes Road. Phase I (with an entrance on Highway 56) will also have a street connection to Phase II. Streets, sidewalks, landscaping, and stormwater infrastructure have already been constructed within Phase II, and the homebuilder, D.R. Horton, is ready to break ground. Some infrastructure is incomplete in Phase I, including the installation of streetlights, the final one-inch asphalt lift to the streets, and the permanent conversion of the installed stormwater control measure known as "BMP A". Director Michael Frangos noted two corrections to the presented plat – a 15-foot City sidewalk easement is missing at the northern edge of lots 72 and 73, and the label at the southeastern corner of phase II needs to be renamed as Swayhorn Court.

Chip Pickard, with Criteria Development, spoke with the Planning Board about the stormwater basins in Phase I and II. These basins have not been permanently converted to function as stormwater control measures. The Phase I stormwater basin is being intentionally diverted so it can dry out for the final conversion work, but the Phase II basin is currently holding water and acting as a sedimentation pond. Pickard reported that Phase I streetlights were scheduled to be installed in November 2019, but have not been delivered by Duke Energy due to manufacturing delays. Pickard hopes to have these delivered and installed by March 2020 in both Phase I and II. Pickard said it will take D.R. Horton approximately twelve to fifteen months to completely build out Phase II and complete the Amberleaf subdivision. Pickard also spoke about NC Department of Environmental Quality inspections of the sediment basins and related erosion control infrastructure. These were last inspected on January 23, 2020 and are in compliance with state standards.

Mildred Goss moved to recommend approval of the Amberleaf Phase 2 final plat with the condition that the small fixes are made regarding the sidewalk easement and the Swayhorn Court name; seconded by Robert Gorham. Motion approved 7-0.

Report on Recent Departmental Activity


Community Development Director Michael Frangos began by updating the board on several housing development projects including the status of the Holly Creek apartment complex, the Amberleaf subdivision, and Brames Crossing. Holly Creek Apartments is 99% complete, and Amberleaf and Brames Crossing will continue or begin construction pending approval by the Board of Commissioners on March 3, 2020. Frangos also updated the board on the progress of the construction of the Cross City Trail and NC-56 realignment. Cross City Trail construction has slowed through the winter due to weather conditions, and NC DOT has stopped construction on the NC-56 realignment due to utility conflicts and delay on the manufacturer delivering the mast arms for the new traffic signal at the intersection of Wilton and Durham Avenues.

Report from the Chairperson and Members

Vice Chair Mildred Goss asked about the possibility of adding a no truck sign on Sunset Street. Michael Frangos stated that this would be possible with a change to the city's traffic schedule per Board of Commissioners approval.

Adjourn

Dennis Lester moved to adjourn the meeting at 8:38 p.m.; seconded by Ed Gleason. Motion approved 7-0.



Terry A. Hobgood, Jr., City Clerk